

#6
SEP 12 2013

ORDINANCE NO. 4476

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Exhibit 'A'

Said parcel is hereby rezoned from AG-1 to PAD for a church campus, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and

sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. The rezoning request does not include a specified timing condition. This includes relief of the 1-year timing condition from the effective date of the ordinance as specified in the City Code section 35-2603.B.
4. Development shall be in substantial conformance with the attached exhibits (Site Plan, Narrative), kept on file in the City of Chandler Planning Division, in File No. DVR13-0014, except as modified by condition herein.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4476 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



PUBLISHED:

EXHIBIT 'A'
Legal Descriptions

Parcel 2, APN 303-27-042

The Northerly 279.06 feet of the Westerly 125 feet of the North half of the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the North 33 feet thereof.

Parcel 3, APN 303-27-031-Z

The West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except a strip of land 30 feet wide on the South line of the North half of the North half of the South half of Section 4, said parcel of land being intended to include the land occupied by and adjacent to an existing cement ditch; also

Except the Northerly 279.06 feet of the Westerly 125.00 feet thereof.

Parcel 4, APN 303-27-031-T

BEGINNING at the Northeast corner of the West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

Thence North 89 degrees 52 minutes 30 seconds West, along the East-West mid-section line of the said Section 4, a distance of 175.00 feet to a point from which the Northwest corner of the North half of the Northeast quarter of the Southwest quarter of 320.33 feet distant therefrom:

Thence South 00 degrees 05 minutes 10 seconds West, along a line parallel with and 175.00 feet Westerly of the Easterly line of the said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, a distance of 457.74 feet:

Thence South 89 degrees 52 minutes 30 seconds East, along a line parallel with and 457.74 feet southerly of the East-West mid-section line of the said Section 4, a distance of 175.00 feet to a point on the Easterly line of the said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4;

Thence North 00 degrees 05 minutes 10 seconds East, along the Easterly line of the said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, a distance of 457.74 feet to the POINT OF BEGINNING;

EXCEPT the Northerly 33.00 feet thereof.

Parcel 5, APN 303-27-031-Y

COMMENCING at the Northeast corner of the West half of the East half of the Northwest quarter of

the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence South 00 degrees 05 minutes 10 seconds West along the Easterly line of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, a distance of 457.74 feet to the true point of beginning;

Thence continuing South 00 degrees 05 minutes 10 seconds West along said Easterly line a distance of 175.80 feet to a point from which the Southeast corner of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4 bears South 00 degrees 05 minutes 10 seconds West 30.00 feet a distance therefrom;

thence North 89 degrees 50 minutes 40 seconds West being parallel with and 30.00 feet Northerly of the Southerly line of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4 a distance of 175 feet;

Thence North 00 degrees 05 minutes 10 seconds East being parallel with the said Easterly line a distance of 175.71 feet;

Thence South 89 degrees 52 minutes 30 seconds East being parallel with and 457.74 feet Southerly of the Northerly line of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4 a distance of 175.00 feet to the true point of beginning.

End of legal descriptions